



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 10, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of March 27, 2019.

Public Comments

Old Business

- 2. S-1 District Site Plan Review – Ashley Homestore**

Location: 6301 University Avenue (former Younkers store).
Applicant: Igal Nassim, College Square Realty, LLC (Owner).
Previous discussion: March 27, 2019
Recommendation: Deferred to April 24, 2019 P&Z meeting
P&Z Action: Deferred to April 24, 2019 P&Z meeting

- 3. Ashley Furniture Preliminary and Final Plat**

Location: 6301 University Avenue (former Younkers store).
Applicant: College Square Realty, LLC (Owner)
Previous discussion: None
Recommendation: Deferred to April 24, 2019 P&Z meeting
P&Z Action: Deferred to April 24, 2019 P&Z meeting

New Business

4. **Irving Street Right of Way Vacation**

Location: Irving Street between E. 11th Street and Utility Parkway
Applicant: Western Home Communities
Previous discussion: None
Recommendation: Recommend Approval
P&Z Action: Recommend Approval and Forward to City Council

5. **College Hill Sign Review- 2020 College Street**

Location: 2020 College Street
Applicant: Oh My Grill, Omer Noorwala
Previous discussion: None
Recommendation: Recommend Approval
P&Z Action: Recommend Approval and Forward to City Council

6. **College Hill Sign Review - 2125 College Street**

Location: 2125 College Street, Suite A
Applicant: Buzz, Usman Chatha
Previous discussion: None

Recommendation: Recommend Approval
P&Z Action: Recommend Approval and Forward to City Council

Commission Updates

Adjournment

Reminders:

- * April 24th and May 8, 2019 Planning & Zoning Commission Meetings
- * April 15th and May 6, 2019 City Council Meetings
- * April 18th Introduction to Planning and Zoning for Local Official Workshop - Waterloo Center for the Arts

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 27, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, March 27, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Saul and Wingert. Oberle was absent. Karen Howard, Community Services Manager, Shane Graham, Planner II, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the March 13, 2019 regular meeting are presented. Mr. Wingert made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Saul and Wingert), and 0 nays.
- 2.) Chair Holst opened the public comments portion of the evening. Ty Kimble, President of Community Main Street, read a statement from the Director, Carol Lilly, on behalf of Community Main Street. The intent was to let newer members to the Commission know about past action taken by Community Main Street has taken in support of downtown challenges and their desire to continue to working on District challenges. The statement also provided background on Community Main Street's efforts to improve parking over the years. Ms. Lilly asked that the Commission also consider the opinions of CMS regarding the parking study.
- 3.) The first item of business was the Central Business District Overlay – River Place II Site Plan. Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the proposal is to build two new mixed-use buildings at the former Wells Fargo site located at the intersection of East 3rd Street and Main Street, as well as the East 3rd Street and State Street intersection. As the project is located in the Central Business District Overlay, the project requires Commission and Council review and approval. The item was introduced at the last Planning and Zoning meeting.

Ms. Lehmann recapped that two new buildings are being proposed, one on each side of the alley. The building at 302 Main Street is a proposed three-story building with commercial and office on the main floor and office space on the second floor. The building at 123 E. 3rd Street is a proposed six-story building with underground parking, commercial on the first floor, office space and parking on the second floor, and residential on the third through sixth floors. The buildings meet the C-3 Zoning requirements, including setbacks, open space/landscaping, and sidewalks/streetscape. Ms. Lehmann also discussed the parking requirements and the parking proposed by the developer, noting that the proposal meets and exceeds those requirements. A parking Impact Analysis was done by WGI and it was found that there is sufficient developer controlled private parking to support the project.

Ms. Lehmann reviewed the proposed drive-through in the alley for a financial institution at 302 Main Street. The applicant has provided a four foot setback with a no build easement to allow for two-way traffic circulation. Staff is still concerned with the potential traffic issues from the buildings. To address staff concerns, the applicant agreed to include conditions regarding the drive-through in the Development Agreement to allow the City to impose additional modifications to the drive-through if issues arise. There is also an understanding that the drive-through will be discontinued if there is a change of use, unless reviewed and approved by the

Planning and Zoning Commission and City Council.

Ms. Lehmann discussed the proportion of the buildings as well as the proposed setbacks that were included in the designs to visually reduce the heights of the buildings. She displayed renderings of the proposed buildings to show how they relate to the existing fabric of the downtown. Staff feels that the proposed design creates well-proportioned and visually interesting buildings that meet the intent of the design standards for building proportion. Ms. Lehmann summarized the other design standards and noted that they have all been met. Staff recommends approval of both buildings.

Mark Kittrell, Eagle View Partners, spoke on behalf of the project and thanked Community Main Street for their input and the Commission and the community for all their work. Mr. Leeper stated that he believes this is a good community project. Mr. Wingert asked how Community Main Street feels about this project. Ty Kimble stated that he believes that the Community Main Street Board is behind economic development and are conscious of comments made by the Commission, developers and the citizens. Mr. Wingert asked if he personally feels there is enough parking and Mr. Kimble stated he does.

Mr. Holst commented on the parking concerns and noted that it seems that everything is in compliance with the Ordinances. Ms. Giarusso also voiced her thoughts on the parking issues noting that she feels that existing customers and clients need to be protected and ensured parking. Ms. Howard stated that the parking impact study took into account the existing private parking area at River Place and noted that the parking study indicated that the residential parking requirement in the zoning code over-prescribes parking for the residents, so there is considerable available parking that can then be utilized by the commercial tenants (owners and employees) within the proposed buildings.

Ms. Saul asked about future parking concerns. She stated that she loves the project but is concerned about other potential projects down the road that may not be required to provide parking and won't have other private spots to offer. She asked what would happen at that time. Ms. Howard stated that the parking study was done to look at short-term and long term-parking concerns and solutions. This will include a partnership between the City and the stakeholders in the downtown area. Ms. Saul asked about the proposed agreements with business owners to share private parking spaces. Ms. Howard stated that working with private property owners would provide additional parking during evening peak times, but is not considered a long term permanent solution for more public parking in the downtown area. Ms. Saul asked about the long-term solutions to ensure that there is enough parking to support current retail and commercial businesses. Ms. Howard stated that these are important questions, but are a separate topic for discussion than the item on the agenda, which is site plan review for the River Place II development. She asked the Commission if they would like an informational session to be added to a future agenda regarding the parking study results and recommendations. She also noted that the parking study and recommendations are posted on the City's website for review. The Commission in general agreed that that would be helpful to have a presentation and informal discussion at a future meeting.

Chair Holst asked about storm water quality management requirements. Ms. Howard stated that the plan is to install hydrodynamic separators to filter the water before it gets to the storm sewer.

Mr. Wingert asked about the total office space that is being proposed. Ms. Lehmann stated that there is approximately 20,000 square feet proposed. Wingert noted that his parking concerns are with the office spaces as the employees will be parked for the majority of the day. Kayla Toale, Products and Services Director at Eagle View Partners, shared the tenant parking policies that would be in place and showed examples of the parking passes that would

be used.

Mr. Larson noted that he shared the concern with the office spaces and parking requirements, but that he felt those concerns were addressed. He also shared concerns with the alley and the drive through. Ms. Howard said that if this project were approved, part of the agreement will be to add signage to the alley to help navigate traffic. She also noted that many of the traffic congestion concerns will be addressed by making the north portion of the alley two way which creates alternative traffic flow options. Mr. Leeper added that he is also concerned with the drive through and what happens if the setup doesn't work. He stated that he would like to see language in the Development Agreement that will allow for the City to make adjustments if it doesn't work. Jesse Lizer with Emergent Architecture, spoke to the information used in creating the drive through.

Mr. Wingert asked who patrols and enforces the stickers that will be used in the lots. Ms. Toale explained that their maintenance staff patrols all of River Place's parking lots and they have tickets that they issue for improper parking.

Ms. Saul made a motion to approve. Mr. Wingert seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Saul and Wingert), and 0 nays.

- 4.) The next item for consideration by the Commission was an amendment to an Agreement to the MPC Development Procedures. Chair Holst introduced the item and Ms. Lehmann introduced the item. She explained that Jim Benda is requesting to amend a Development Agreement for properties at 2910 and 2920 McClain Drive and 5609 University Avenue. They are currently in the MPC zoning district with R-1, Residential to the north and south and S-1, Shopping Center to the west. The Major Thoroughfare Commercial Zone requires approval of a detailed site plan and Development Procedures Agreement. The MPC District's intent is to permit the development of a mixture of residential, institutional, office and commercial land uses that will result in minimal negative impacts upon adjacent low density residential areas. The previously adopted plan only allowed for the demolition of the houses to be replaced by a restaurant and a parking lot.

The applicant would like to amend the Agreement and site plan to allow the three residential buildings to continue to exist as single unit dwellings or be wholly or partially converted into commercial businesses or offices permitted in the MPC District. The proposal provides a good transition into the lower density residential areas around it and provides opportunities for small neighborhood-serving businesses that will not generate much traffic, noise or congestion as other larger commercial areas. Staff recommends approval of the amended Agreement.

Mr. Larson abstained from the vote due to a conflict of interest. Mr. Wingert made a motion to approve. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Leeper, Saul and Wingert), 1 abstention (Larson) and 0 nays.

- 5.) The Commission then considered an S-1 District site plan review for Ashley Homestore. Chair Holst introduced the item and Mr. Graham provided background information. He noted that he will run through this item and the next item (Ashley Furniture Store Preliminary and Final Plats), as they are associated together. He noted that these items are on the agenda for introduction and initial discussion only. He explained that the site is located in the former Younkers store in College Square Mall and is zoned S-1, Shopping Center District. He explained that the developer who purchased the site would like to make it into an Ashley Homestore and discussed the proposed site details, such as the proposed use, existing and addition size and parking. Mr. Graham also displayed a rendering of the existing and relocated

access easement, as well as of areas needing parking lot repairs and required landscaping. He explained that new sidewalk will be installed to connect with the existing sidewalk and discussed the two new hydrodynamic separators that will be installed to address water quality. He also showed the proposed building façade and signage discussing materials to be used. At this time staff would like to gather comments and continue the discussion at the April 10th Planning and Zoning meeting.

Mr. Graham then discussed the Preliminary and Final plats, showing drawings of the plats and the requirements for each. Staff would also like to gather comments on this item and continue the discussion at the April 10th Planning and Zoning meeting subject to stipulations.

Troy Eichmann, project developer from Sioux Falls, South Dakota, provided his background to the Commission and discussed the plans being proposed. He noted his appreciation to the community.

Mr. Hartley stated his support for the project. Mr. Larson was pleased to hear about the interior connection to the mall and the improvements to traffic circulation. Mr. Wingert asked who is responsible for maintenance of Tract A. Mr. Graham explained that the mall is responsible for it and they are working on a plan for the road between the property and the outlots. Mr. Leeper asked about storm water requirements and commented on the lack of landscaping around the edges and that it seemed like the waiver request was more of a workaround. Mr. Holst voiced the same concern. Mr. Leeper would like to be sure all setbacks work with the platting. Ms. Saul and Ms. Giarusso were happy to see the building being re-used. The items will be continued to the next meeting.

- 6.) Ms. Howard provided updates to the Commission, reminding them of the Planning & Zoning for Local Officials event coming up on April 18, as well as a the Downtown Visioning kickoff meeting on April 2. She discussed future opportunities for public and Commission participation in the Downtown Visioning project.
- 7.) As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Saul and Wingert), and 0 nays.

The meeting adjourned at 7:00 p.m.

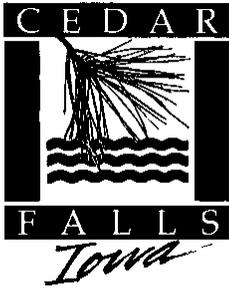
Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
DATE: April 4, 2019
SUBJECT: Irving Street Right-of-Way Vacation Request

REQUEST: Vacate a portion of the Irving Street right-of-way (Case # VAC19-001)

PETITIONER: Western Home Communities

LOCATION: Irving Street between E. 11th Street and Utility Parkway

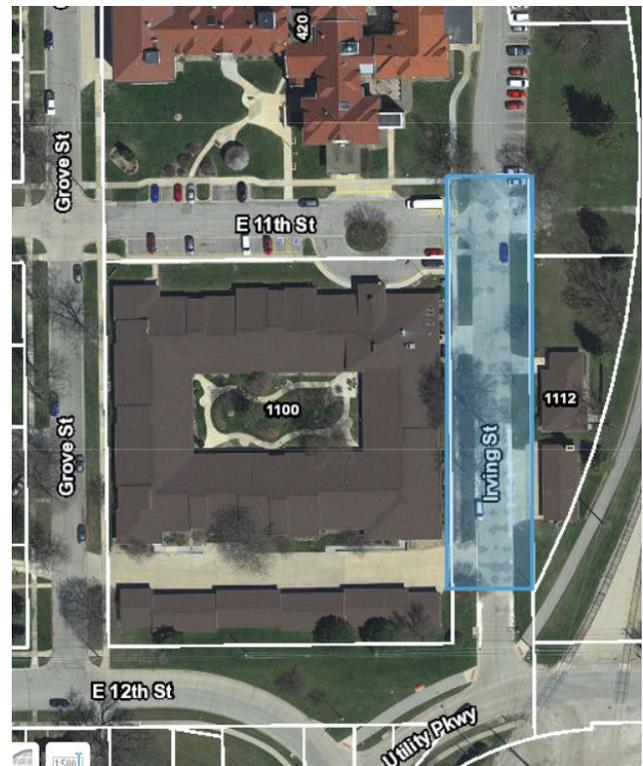
PROPOSAL

It is proposed to vacate a portion of the Irving Street right of way to Western Home Communities at 420 E. 10th Street. This property is located at the north end of Irving Street. The proposed vacated right of way contains approximately 21,780 square feet or 0.5 acres of land. A permanent utility easement will be retained over the entire vacated right of way area.

BACKGROUND

Western Home Communities operates the Martin Health Center and Willow Wood facilities on E. 11th Street between Grove Street and Irving Street. The Western Home campus is bounded by E. 10th Street on the north; Grove Street on the west; E. 12th Street on the south and the Cedar Valley Lakes Trail on the east. Irving Street operates as a public street that extends northward from Utility Parkway and terminates into a parking lot for the Western Home.

Over the years, there have been a number of public right of way vacations and conveyances within this Western Home campus area including E. 11th Street from Grove Street



to Irving Street. This section of E. 11th Street functions as a parking lot between the Martin Health Center and the Willow Wood complex.

ANALYSIS

Before considering a public right of way vacation, city staff reviews the current and future need for the street. The merits of the request are based on community planning goals, traffic circulation and neighborhood connections. Irving Street north of Utility Parkway is a one block section of road that provides a connection into the Western Home parking lot behind their building on Grove Street. This is not a direct north-south link since the Irving Street is basically a dead end that only provides access into the Western Home campus. The elimination of Irving Street will not have an adverse impact on the local traffic. The public will still be able to enter the nearby residential neighborhood via E. 12th Street and Grove Street. Other considerations include the future maintenance of the roadway by the City. If vacated, the petitioner will assume the street maintenance responsibilities and snow removal. Due to these factors, staff finds that there is no longer a public need for this right of way.

In this particular case, there are two steps to consider, the first is vacating the public right of way and second is to convey the right of way. The Iowa Code allows cities to vacate a public right of way by ordinance. Conveying the right of way is simply selling it, in this order, to the person who owned the land at the time it was acquired by the municipality or to the present owner of the adjacent land. The Western Home property is located in the T. Mullarky's Addition that was platted in 1857. The owner who platted T. Mullarky's Addition is no longer alive, thus the right of way can proceed to the adjacent property owner, and in this case, Western Home Communities.

Finally, another component of the right-of-way vacation process is to develop a price per square foot for the property in question. Typically staff would utilize land values from recent sales or appraisals. It will be up to the City Council to determine the price for the public right of way.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that there are existing public utilities including sanitary sewer and water that occupy the Irving Street right of way. A permanent access and utility easement will cover the entire area of the proposed right of way road vacation. The sanitary sewer that extends from a manhole located east of the recreational trail and between the railroad spur lines provides a dedicated sewer line to Irving Street. This sewer line extends westerly off said manhole approximately 96 feet to another manhole near the northwest corner of Irving Street and Utility Parkway. From this manhole, the sewer extends northward approximately 190 feet to the top of the hill. This sanitary sewer serves the Western Home residences on both sides of Irving Street. It only makes sense to relinquish the ownership and maintenance of these two sections of the sanitary sewer over to Western Home.

In the event that the right of way is vacated and conveyed to Western Home, this section of Irving Street will serve as a southern entrance into their campus. This would allow Western Home to create some kind of entrance feature or signage that directs the visitors into their campus and avoid the confusion of a street that is no longer for public use.

STAFF RECOMMENDATION

The Department of Community Development recommends approval of the right-of-way vacation of a portion of Irving Street from E. 11th Street to north of Utility Parkway, subject to the following conditions:

1. Establish access and utility easements over the entire area of the proposed right of way vacation.
2. Maintenance and snow removal of the former roadway will be the responsibility of Western Home and their successors.
3. Assume the ownership and maintenance of the sanitary sewer that serves the residential units on Irving Street.
4. The price to purchase the Irving Street right of way is determined by recent sales or appraisals. It will be up to the City Council to determine the price for the public right of way.

PLANNING & ZONING COMMISSION

Vote
4/10/2018

Attachments: Location Map
Right of Way Application
Aerial Photo



**DEPARTMENT OF COMMUNITY DEVELOPMENT
RIGHT-OF-WAY VACATION APPLICATION**

**City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613**

Applicant's Name: WESTERN HOME COMMUNITIES (KRIS HANSEN)

Applicant's Mailing Address: 420 E 1TH ST

City: CEDAR FALLS State: IA ZIP: 50613

Applicant's Email: KRIS.HANSEN@WESTERNHOME.ORG

Daytime Phone #: 319-277-2141

Location of Proposed Vacation: E 12TH & IRVING ST NEAR CFU

Vacation Type: Alley Easement Street

A COMPLETE SUBMITTAL INCLUDES A PAPER AND ELECTRONIC COPY OF:

- Cover letter stating intent and reason for Right-Of-Way Vacation request
- Nonrefundable fee: \$200
- Lot numbers vacation would affect/ touches
- Vacate Awareness Form: signatures of abutting owners or individual letters
- Legal description of vacation area (Word)
- Plat of Survey (if applicable) (PDF)

To the best of my knowledge the foregoing and attached statements are true and correct, I sign this completed application with the intent of requesting a right-of-way vacation.

Kris Hansen Date: 1/25/19
Property Owner's Signature:

Applicant's Signature (if different): Date: _____



WesternHome communities

January 25, 2019

City of Cedar Falls
Planning and Zoning
220 Clay Street
Cedar Falls, IA 50613

RE: Irving Street right of way vacation

We respectfully request your consideration of vacating and selling the portion of the Irving Street public right of way described in the attached "Right-of-Way Vacation Plat" to Western Home Communities, Inc.(WHC) for \$1.00. We understand that the City will retain utility easements for the existing water, sewerage, gas, electric, communications, etc. utilities within this right-of-way.

This street currently extends from the 12th Street entrance of Cedar Falls Utilities on the south to the private street extension of 12th Street at our downtown campus and is used almost exclusively by and for residents and staff of our organization.

We understand that vacated public right-of-way is normally sold to adjoining property owners at market value. However, we believe that the situation for this section of Irving Street is unique in that WHC is the only adjoining land owner and it dead-ends within our property; and that because of this, it has no real value to the City's transportation system or the City's public utilities that currently exist within it, as the City will retain a utility easement under, over and across it for existing utilities.

We are attaching herewith the following for your use in this regard:

1. Our \$200.00 fee.
2. A Right-Of-Way Vacation Plat with Legal Description, showing the adjoining Lots.

We will also email a Microsoft Word file of the aforesaid Legal Description.

Please contact me with any comments or questions.

Very truly yours,

WESTERN HOME COMMUNITIES, INC.


Kris Hansen, CEO

For County Recorder's use.

INDEX LEGEND

General Description: Irving Street, Part of Timothy Mullarky's Add. to Town of Cedar Falls

Surveyor: David L. Scheil (#16775)

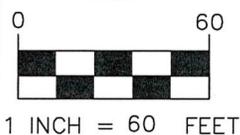
Surveying Company: Wayne Claassen Engineering & Surveying, Inc.
2705 University Avenue (P.O. Box 898)
Waterloo, Iowa 50704
(319)235-6294

Survey Requested By: Western Home Communities

Proprietor: Cedar Falls

RIGHT-OF-WAY VACATION PLAT

SHEET 1 OF 1

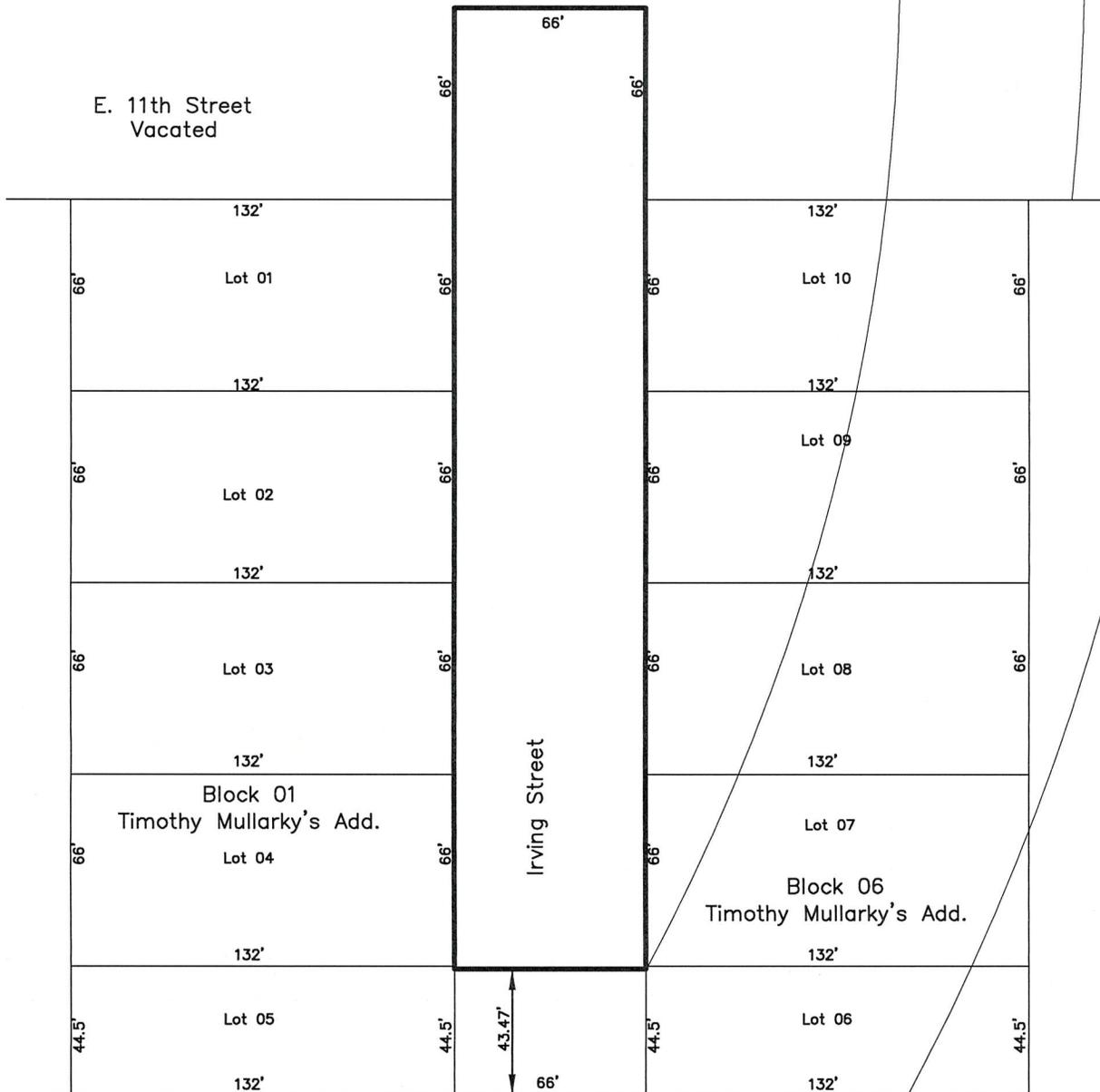


1 INCH = 60 FEET

LEGAL DESCRIPTION
Right-of-Way Vacation, Irving Street

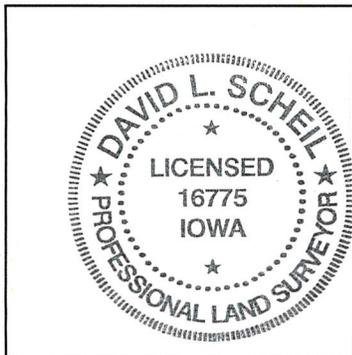
That part of Timothy Mullarkys' Addition to Cedar Falls, Black Hawk County, Iowa, described as follows:

All of that part of Irving Street lying North of the following described line: beginning at the Southeast corner of Block One (01) of aforesaid Addition; thence East to the Southwest corner of Block Six (06) of said Addition, except the South Forty-three and Forty-seven Hundredths (43.47) feet thereof.



CES FILE NO. _____ ML _____

CSLS



CERTIFICATION

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

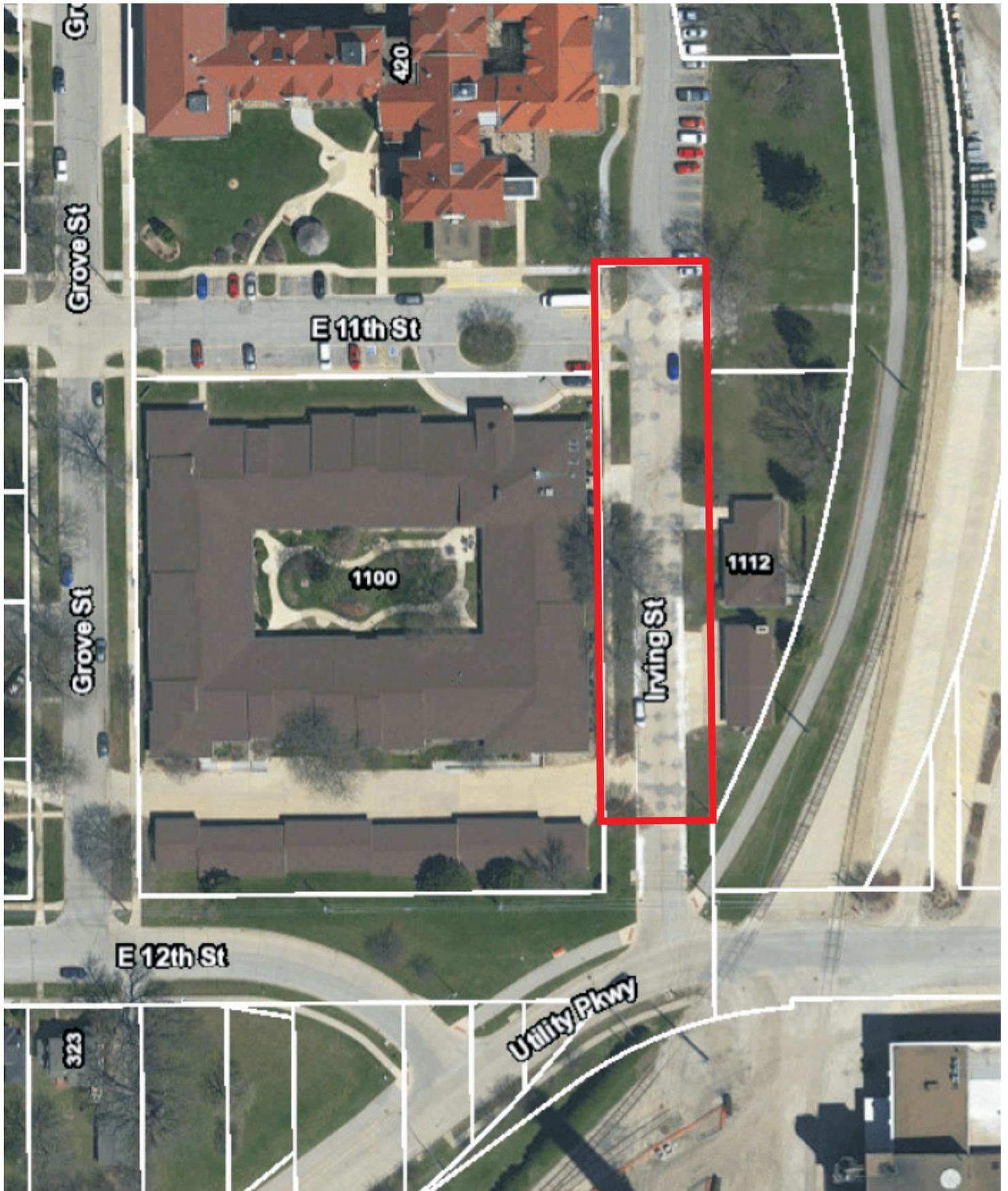
Signature: *David L. Scheil*
David L. Scheil, P.L.S.

Date: FEB. 27, 2019 License No. 16775

Pages or Sheets Covered by this Sed: This sheet only.

My license renewal date is December 31, 2020

Irving Street Right of Way Vacation and Conveyance Request





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner II
DATE: April 4, 2019
SUBJECT: Sign review of property in the College Hill Neighborhood Overlay

REQUEST: New projecting sign on storefront

PETITIONER: Oh My Grill, Omer Noorwala; Contractor: Signs & Designs

LOCATION: 2020 College Street

PROPOSAL

The applicant is requesting a façade review for a new projecting sign at 2020 College Street to advertise the building's new tenant, Oh My Grill. 2020 College Street is located in the College Hill Neighborhood Overlay.

BACKGROUND

The College Hill Neighborhood district requires a site plan review (i.e. design review) by the Planning & Zoning Commission and the City Council for any substantial improvement to an exterior façade. A substantial improvement to properties in the College Hill Neighborhood is defined in Section 29-160 (c) and includes: "any new, modified or replacement awnings, signs or similar projections over public sidewalk areas." Typically signage is not part of the review process unless the review is mandated by Ordinance Section 29-160. In this case, when a new projecting sign is installed that overhangs the public right-of-way the Planning & Zoning Commission and City Council must review and approve the request (29-160(g)(5)).



ANALYSIS

The projecting sign will be placed on the west elevation of the building above the store's entrance on College Street. The proposed sign will be constructed out of aluminum, will be lighted, is 25 square feet (5' x 5') in size, and will be elevated more than 20 feet above the sidewalk. City code Section 3-59 requires projecting signs over the right-of-way to have a minimum clearance of 10 feet. The size and placement of the proposed sign meets city code

and height clearances. The proposal includes recovering the existing awning over the building's entrance. If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If the City Council approves this request, a sign permit will be issued for the new projecting sign sign.

TECHNICAL COMMENTS

No comments.

PLANNING & ZONING COMMISSION

Discussion/Vote

4/10/2019

STAFF RECOMMENDATION

The Community Development Department recommends approval of the submitted facade plan for 2020 College Street.

Attachments:

Details of proposed signage

Letter of Intent

SIGNS & DESIGNS

5600 NORDIC DRIVE
CEDAR FALLS, IOWA 50613
PHONE: 319-277-8829 FAX: 319-268-2298

3/22/2019
2020 College Street
Cedar Falls, Iowa

P&Z Letter of intent:

Location:
2020 College Street, Cedar Falls, Iowa

Overview:

Installation of a 5'x 5' aluminum cabinet , lighted projecting sign. This sign is 2-sided and will extend over the sidewalk 60" on the West side of the Building over the entrance. There is also be 1) existing awnings over the entrance that will be recovered 9' to the bottom and project 40" from the building

The purpose of this is to identify the Oh My Grill business along College St. coming from the North and South.

Applicant Contact: Oh My Grill- Omer Noorwala

David Schachterle, 5600 Nordic Drive, Cedar Falls, Iowa 50613 T: 319-277-8829

Landlord: CV Commercial LLC

Approval signature _____

Ryan J. Bruener

Date 3-29-19

SIGNS & DESIGNS

B) 2-sided lighted sign cabinet with Lexan faces perpendicular to the wall.

C) 5' wide x 40" tall existing awning recovered





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner II
DATE: April 4, 2019
SUBJECT: Sign review of property in the College Hill Neighborhood Overlay

REQUEST: New signage on storefront

PETITIONER: Buzz, Usman Chatha; Contractor: Signs & Designs

LOCATION: 2125 College Street, Suite A

PROPOSAL

The applicant is requesting a façade review for a new wall sign and projecting sign at 2125 College Street to advertise the building's new tenant, Buzz. 2125 College Street is located in the College Hill Neighborhood Overlay.

BACKGROUND

The College Hill Neighborhood Overlay district requires a site plan review (i.e. design review) by the Planning & Zoning Commission and the City Council for any substantial improvement to an exterior façade. A substantial improvement to properties in the College Hill Neighborhood is defined in Section 29-160 (c) and includes: "any new, modified or replacement awnings, signs or similar projections over public sidewalk areas." Typically signage is not part of the review process unless the review is mandated by Ordinance Section 29-160. In this case, when a new projecting sign is installed that overhangs the public right-of-way the Planning & Zoning Commission and City Council must review and approve the request (29-160(g)(5)).

ANALYSIS

The proposed signage will be placed on the east elevation of the building above the store's entrance on College Street. The proposed wall sign is comprised of



LED lighted channel letters and is approximately 40 square feet in size. City Code Section 29-202 requires wall signs in the C-3 zoning district to not exceed one-third of the surface area of the wall to which the signs are affixed. The proposed projecting sign is a lighted two sided digital message center. This sign is approximately 12.5 square feet in size and would be elevated 12 feet above the sidewalk. City code Section 3-59 requires projecting signs over the right-of-way to have a minimum clearance of 10 feet. The sizes and placement of the proposed signs meet city code size requirements and height clearances.

If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If the City Council approves this request, a sign permit will be issued for the new projecting sign sign.

TECHNICAL COMMENTS

No comments.

PLANNING & ZONING COMMISSION

Discussion/Vote

4/10/2019

STAFF RECOMMENDATION

The Community Development Department recommends approval of the submitted facade plan for 2125 College Street.

Attachments:

- Details of proposed signage
- Letter of Intent

SIGNS & DESIGNS

5600 NORDIC DRIVE
CEDAR FALLS, IOWA 50613
PHONE: 319-277-8829 FAX: 319-268-2298

3/26/2019
2125 College Street, Suite A
Cedar Falls, Iowa

P&Z Letter of intent:

Location:
2125 College Street Suite A

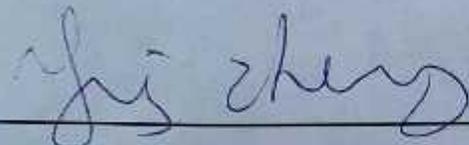
Overview:

Installation of a 30" x 60" 2 sided digital message center , lighted projecting sign. This sign is 2-sided and will extend over the sidewalk 32" on the East side of the Building over the entrance. There will also be a lighted channel letter set on the face of the building that will not project.

The purpose of this is to identify the business Buzz Smoke & Vapor along College St. coming from the North and South.

Applicant Contact: Buzz Smoke & Vapor--- Usman Chatha

Contractor: David Schachterle, 5600 Nordic Drive, Cedar Falls, Iowa 50613 T: 319-277-8829

Landlord:  3-28-19

Approval signature _____ Date _____



LED Lighted Channel letters
with Polycarbonate faces

SIGNS & DESIGNS



Buzz Smoke & Vapor
2125 Suite A

Lighted channel letters



2125
SUITE A

SIGNS & DESIGNS

30" x 60" 2 sided Led Message Center